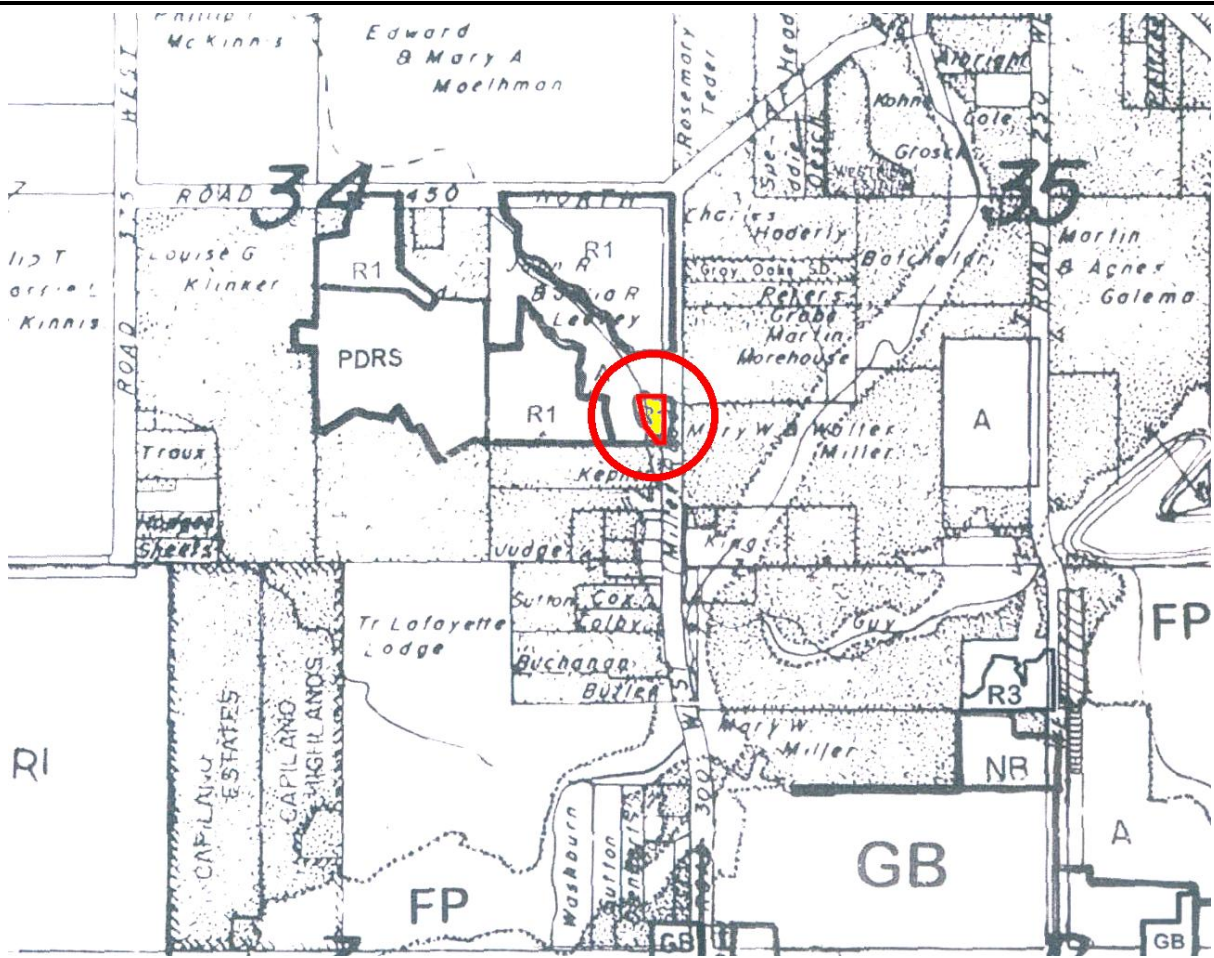


STAFF REPORT
December 13, 2012



S-4347
TSAO MINOR SUBDIVISION
Minor-Sketch Plan

Staff Report
December 13, 2012

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, who is also the property owner, represented by Robert Grove, Surveyor, is seeking primary approval of a one lot subdivision on 1.078 acres, located on the west side of CR 300 W, approximately 1/3 mile south of CR 450 N, in Wabash 34 (SE) 24-5.

AREA ZONING PATTERNS:

This site was rezoned from A to R1 for a proposed major subdivision known as Shangri-La; because of difficulties extending sewer service, that subdivision was never final platted, and its approval has now expired. Adjacent zoning is Agricultural, although if Shangri-La Subdivision had been finalized, most of the currently A-zoned land that cuts through the former subdivision diagonally would have been certified as being in the Flood Plain zone. Land to the south and across the county road to the east is zoned R1.

The 54.23 acre parent tract has had two parcels created from it (P88-23). With the recording of this minor subdivision final plat, only one division right will remain unless the land division is a major subdivision.

AREA LAND USE PATTERNS:

The proposed lot has an existing house and circular paved driveway. The surrounding countryside is wooded with large lot residences.

TRAFFIC AND TRANSPORTATION:

CR 300 W is classified as a secondary arterial by the adopted County *Thoroughfare Plan*. The required 40' half-width right-of-way has been shown on the sketch plan. County Highway is not requiring a "no vehicular access" statement. The required mortgage affidavit has already been filed.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

The County Health Department had a concern that the existing septic finger system may extend to land beyond the proposed western property line. Also the department was concerned that with the slope to the south and the driveway to the north, there may not be enough area for a new septic field if needed in the future. A letter from the County Health Department states that, "This office has on file a soil report indicating [the] site is suitable for a subsurface absorption system which was installed...meeting minimum requirements..." The letter further states that, "A twenty foot [off-site]

easement will be attached to the lot to allow for replacement of the existing septic system if necessary.”

The County Surveyor’s Office has approved the drainage on site.

CONFORMANCE WITH UZO REQUIREMENTS:

The required setbacks have been shown; lot width and area are sufficient to meet ordinance standards.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Conditions

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

1. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
2. All required building setbacks shall be platted.
3. The street addresses and County Auditor's Key Number shall be shown.
4. A 20’ wide septic system easement for existing and future systems along the west lot line shall be signed, recorded and referenced on the final plat per the County Health Department.